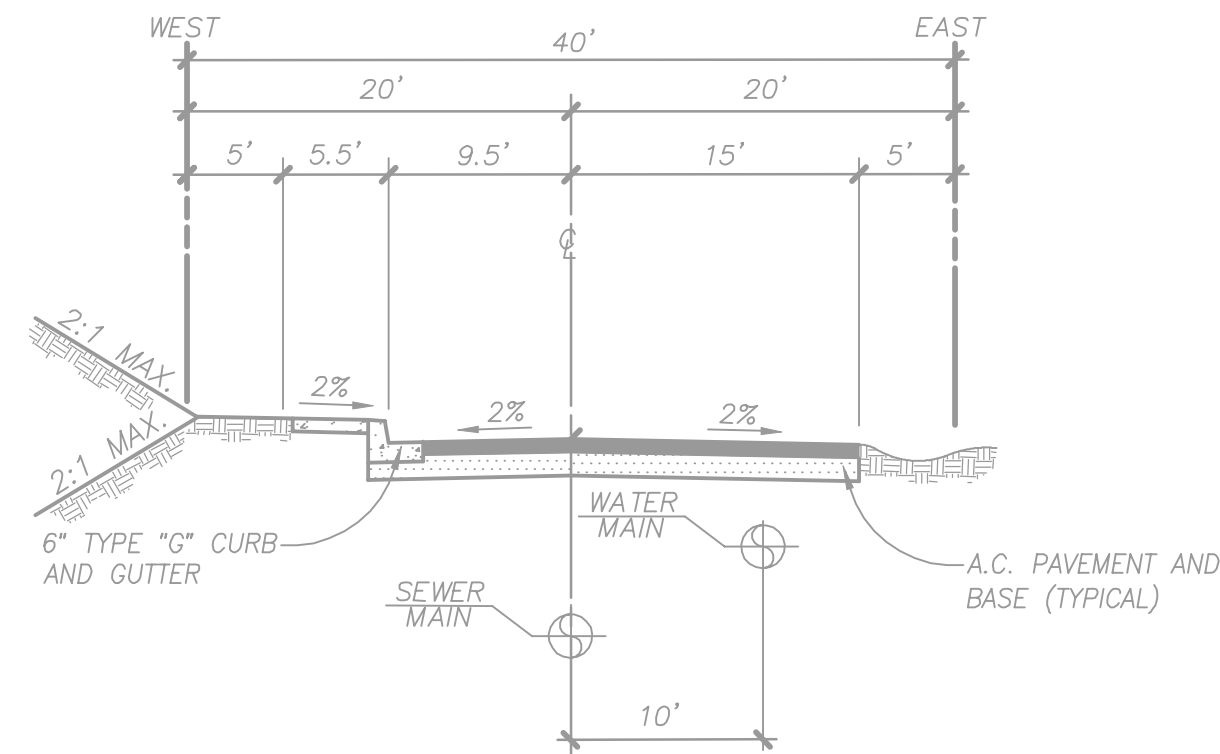


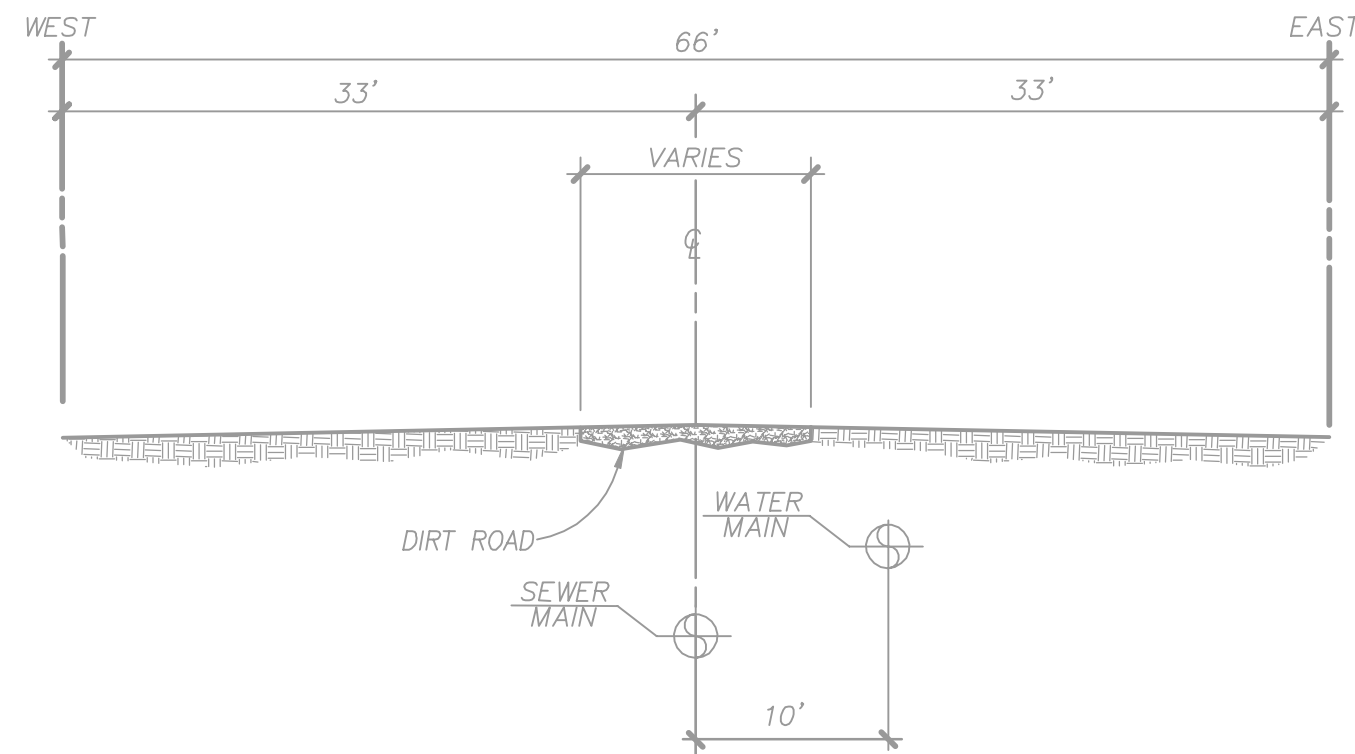
EXISTING SMILAX ROAD
(FRONTING APN 217-191-02)

NOT TO SCALE



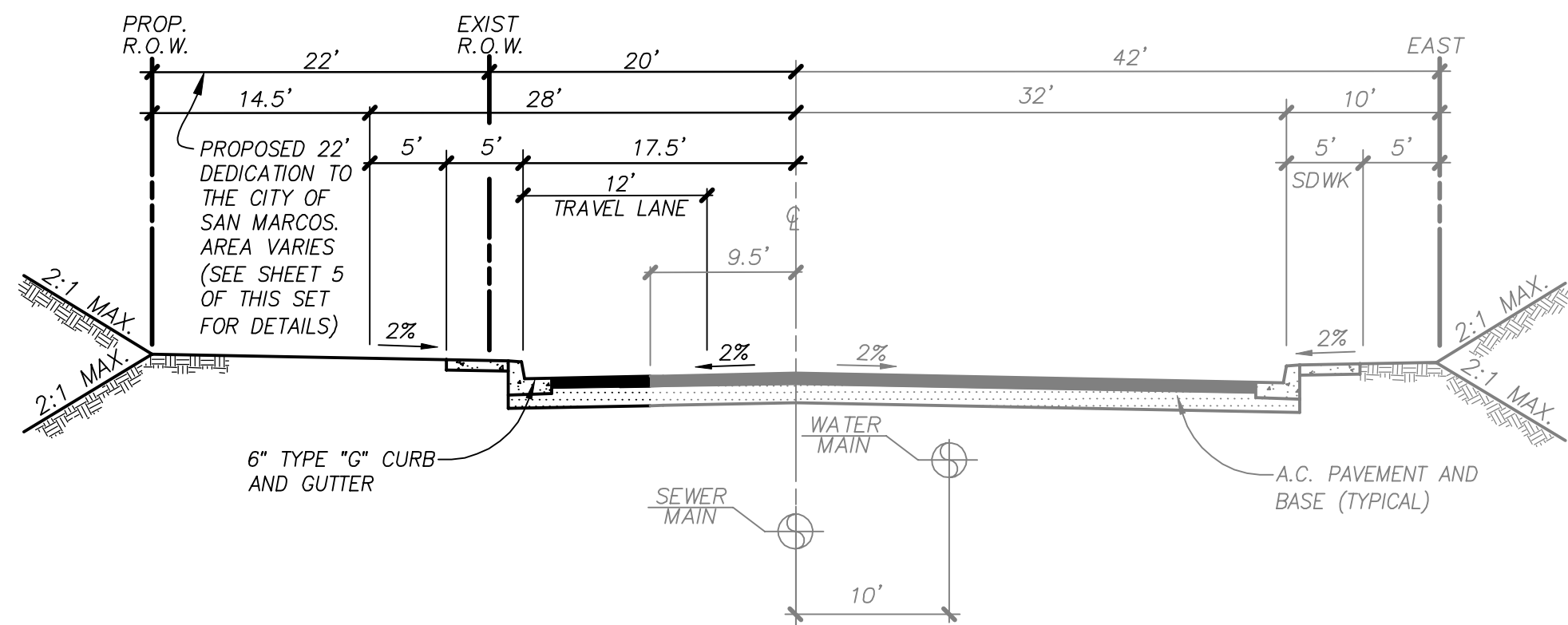
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(FRONTING APN 217-191-03)

NOT TO SCALE



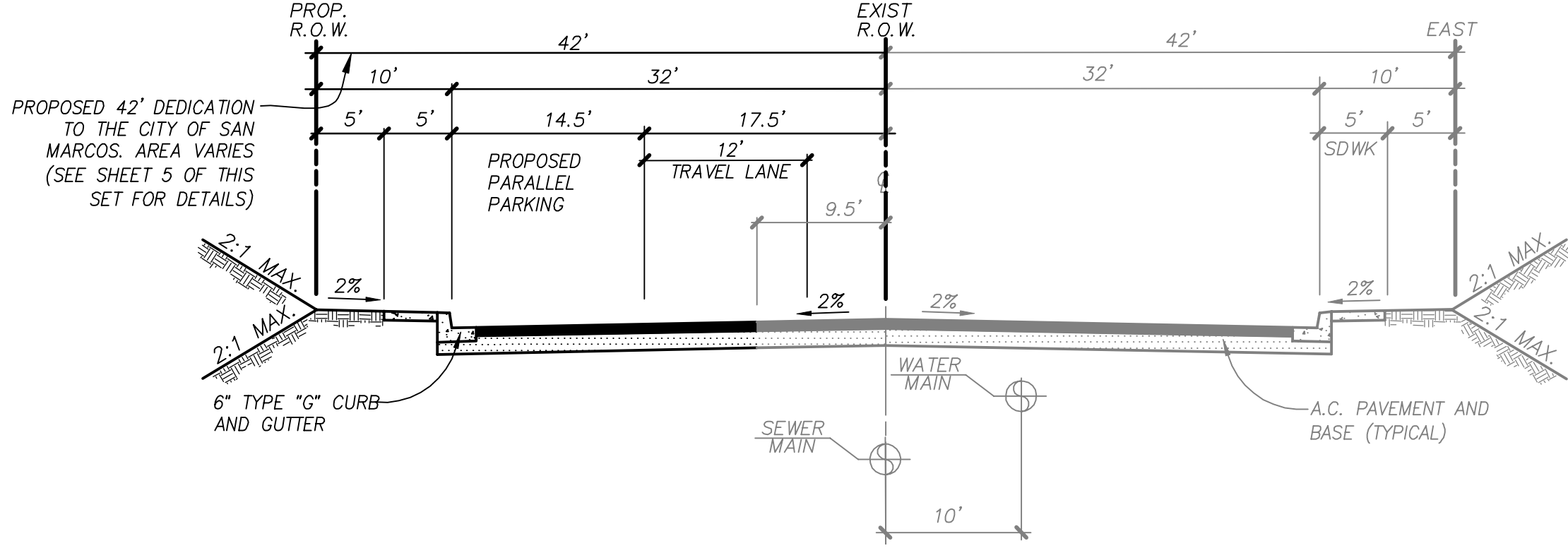
EXISTING POINSETTIA AVE

NOT TO SCALE



PORTION OF PROPOSED SMILAX ROAD
(FRONTING APN 217-191-02)

NOT TO SCALE



PORTION OF PROPOSED SMILAX ROAD
(FRONTING APN 217-191-03)

NOT TO SCALE

EXISTING STREET SECTIONS

PREPARED BY:



**HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

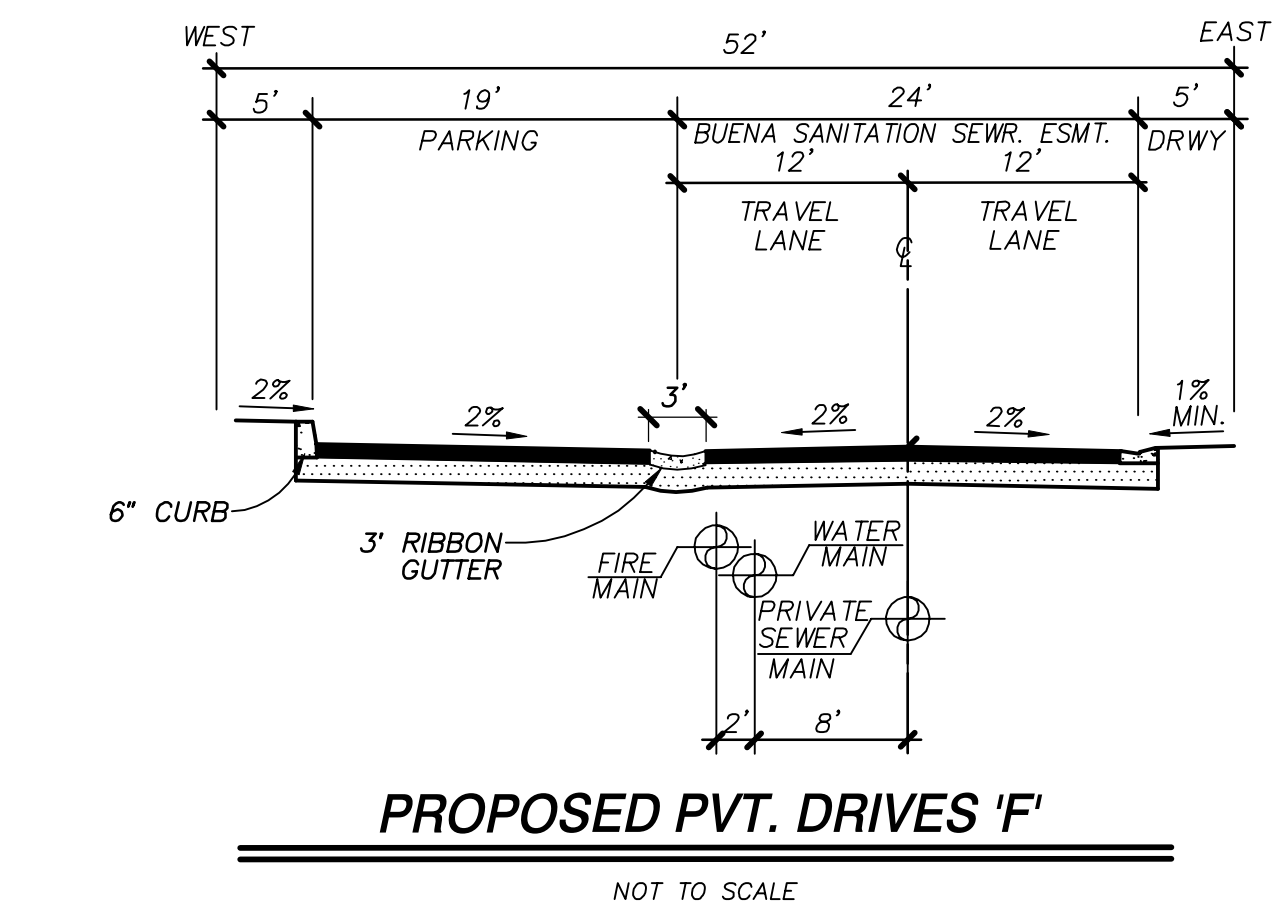
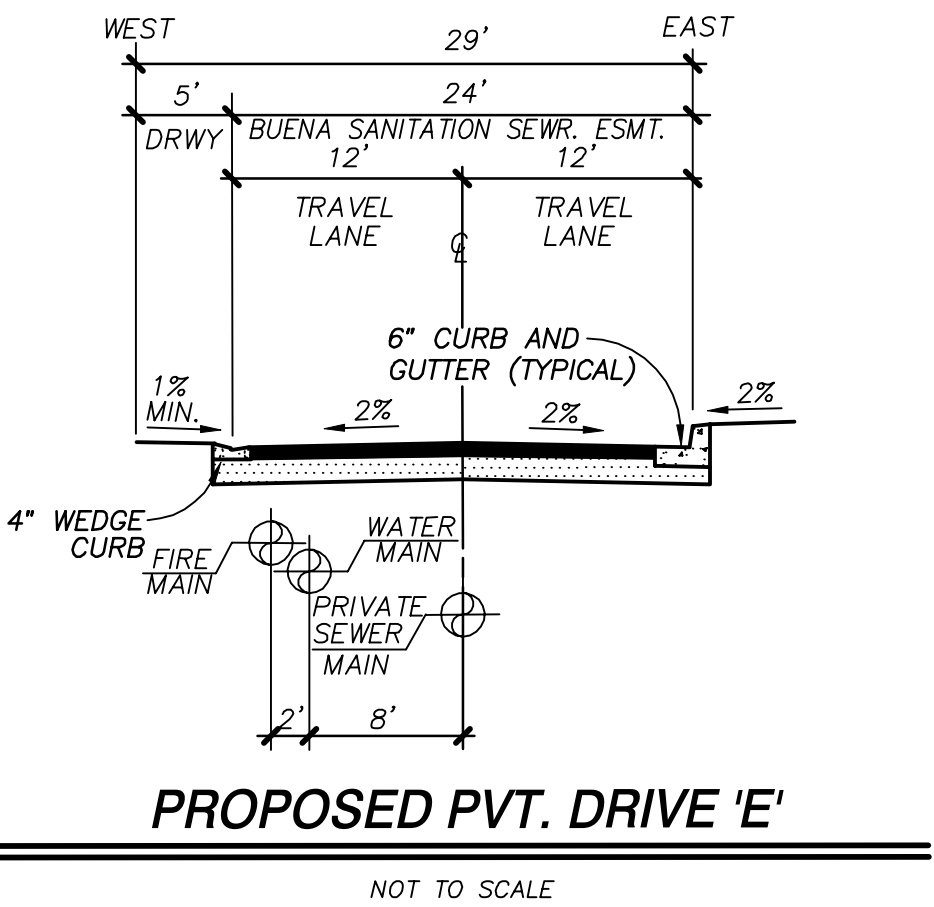
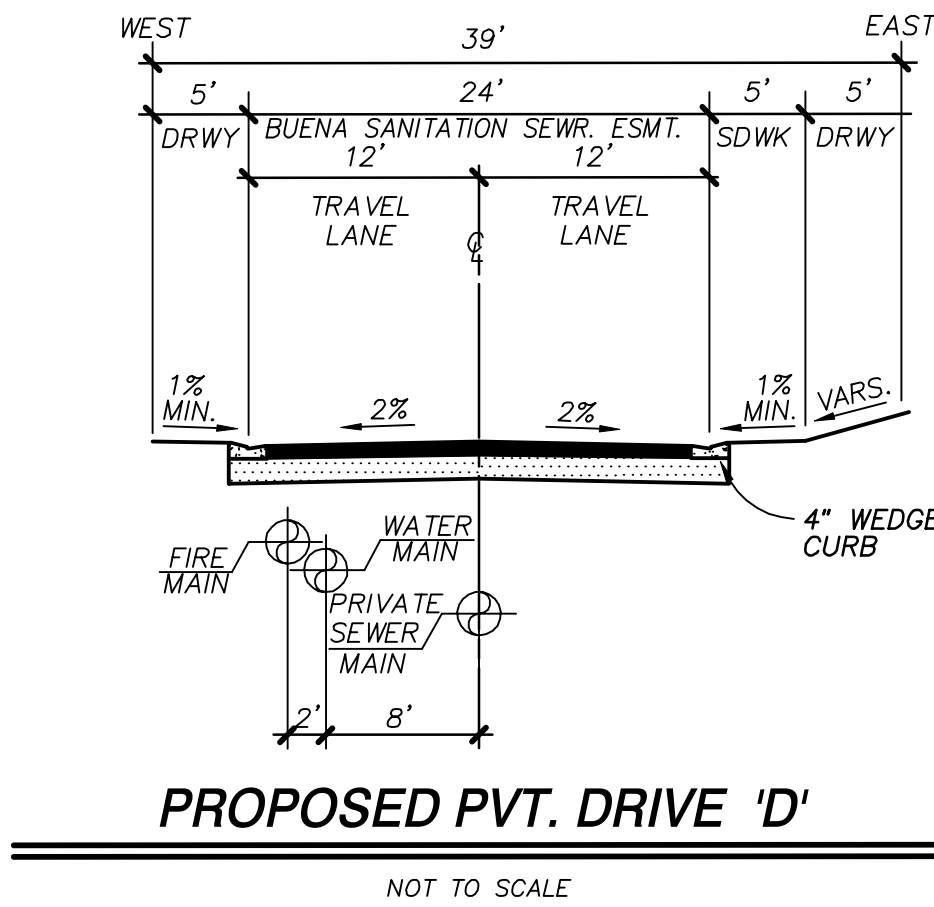
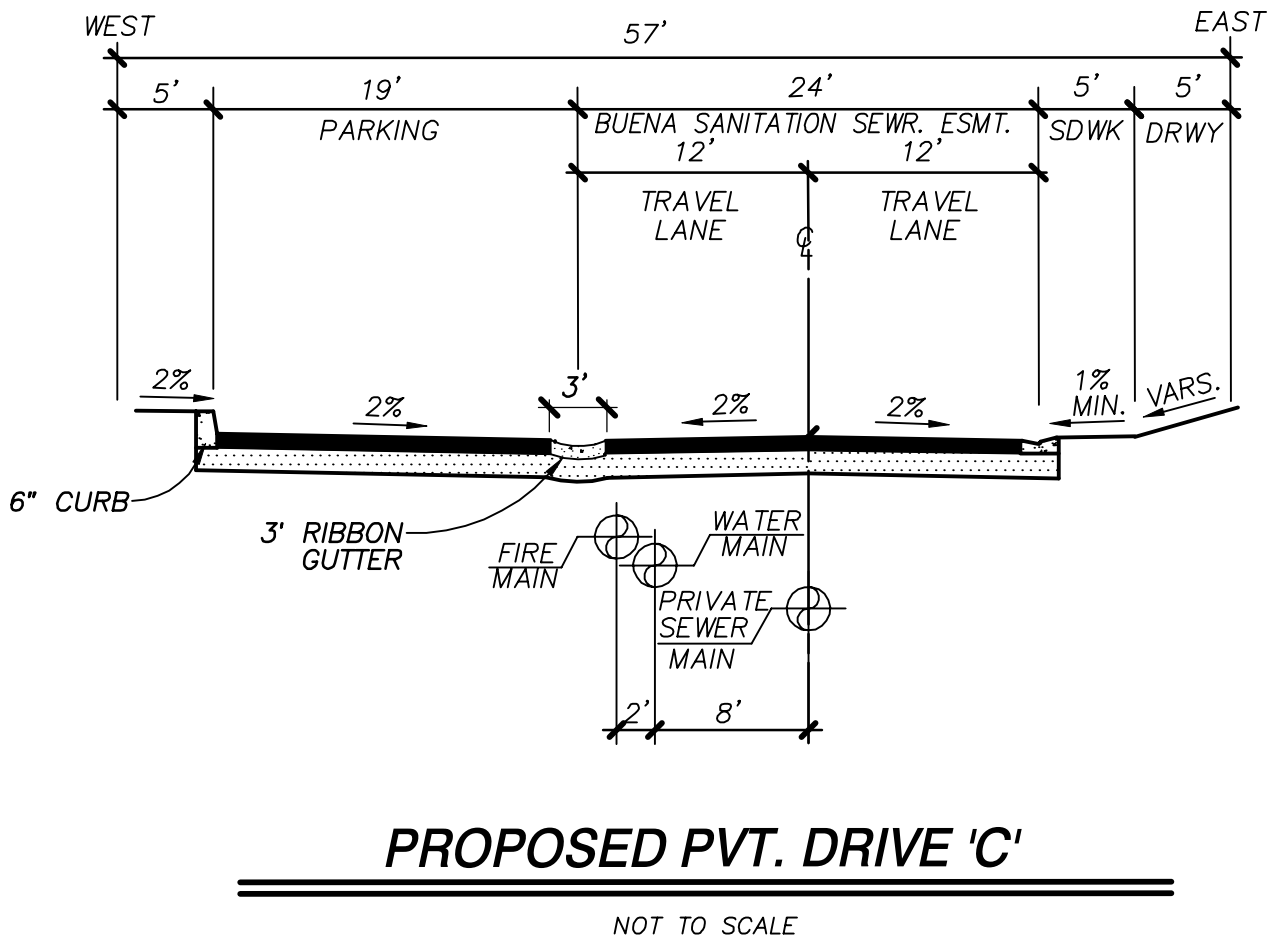
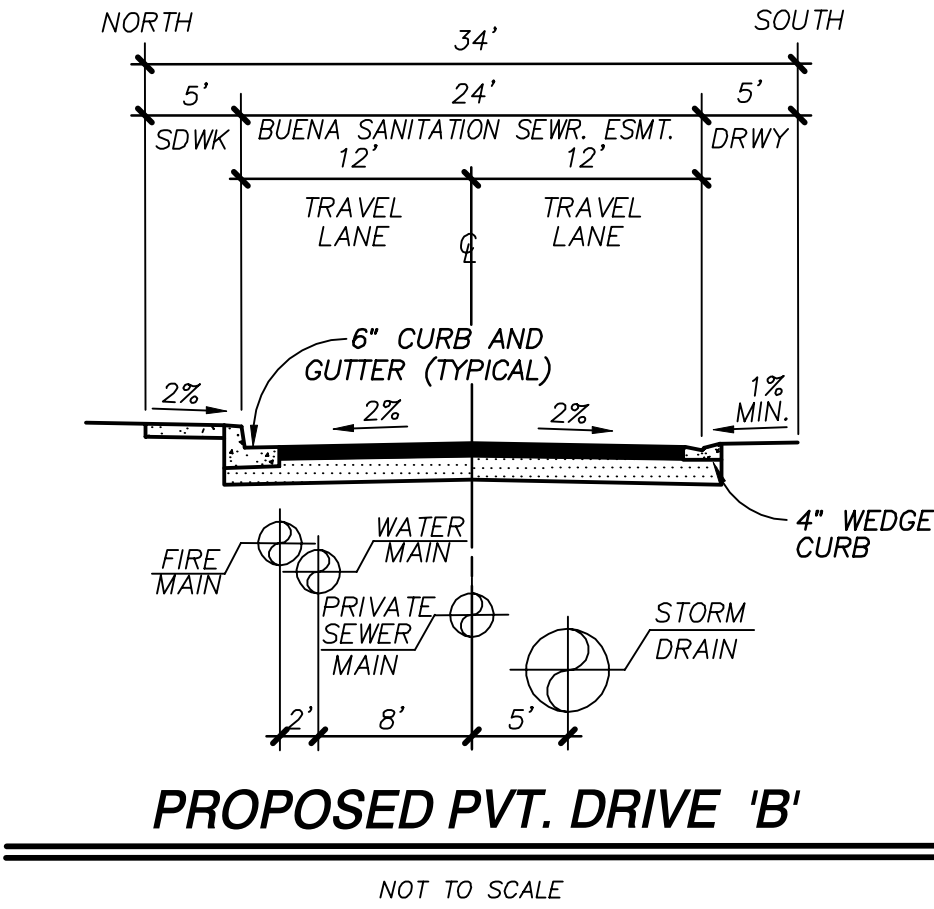
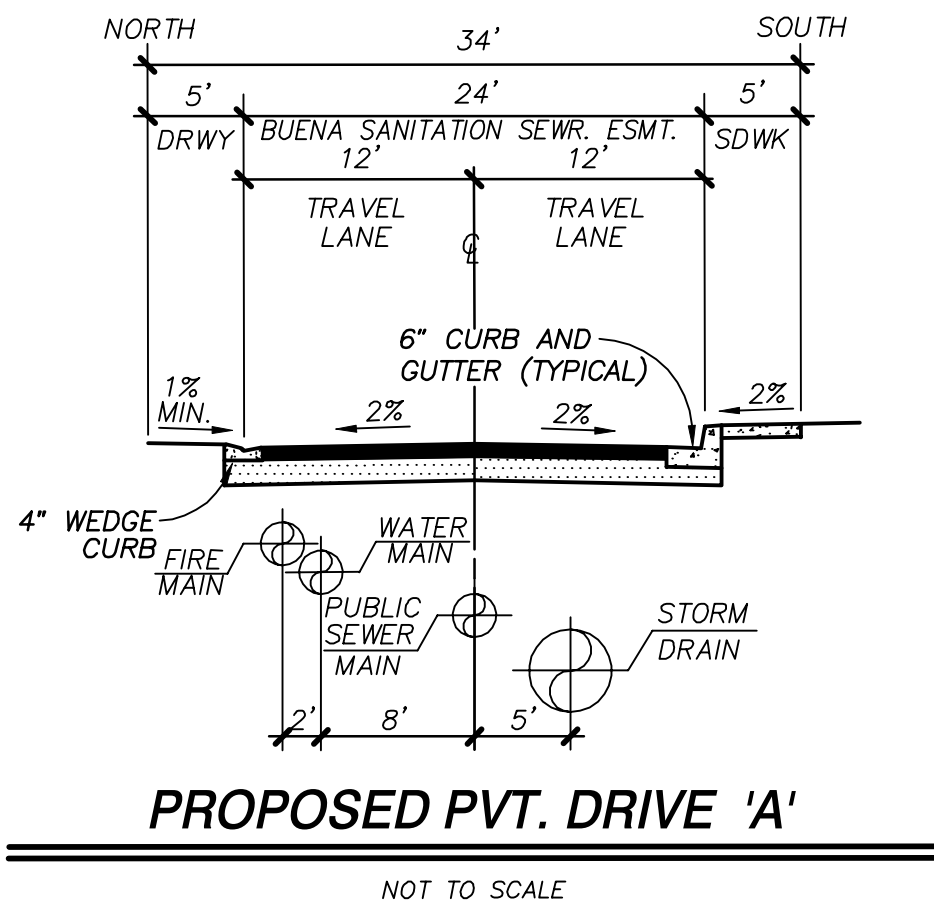
PLANNING 5707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH08580538-4500- FX08580538-1414

VESTING TENTATIVE MAP


SMILAX PROPERTY

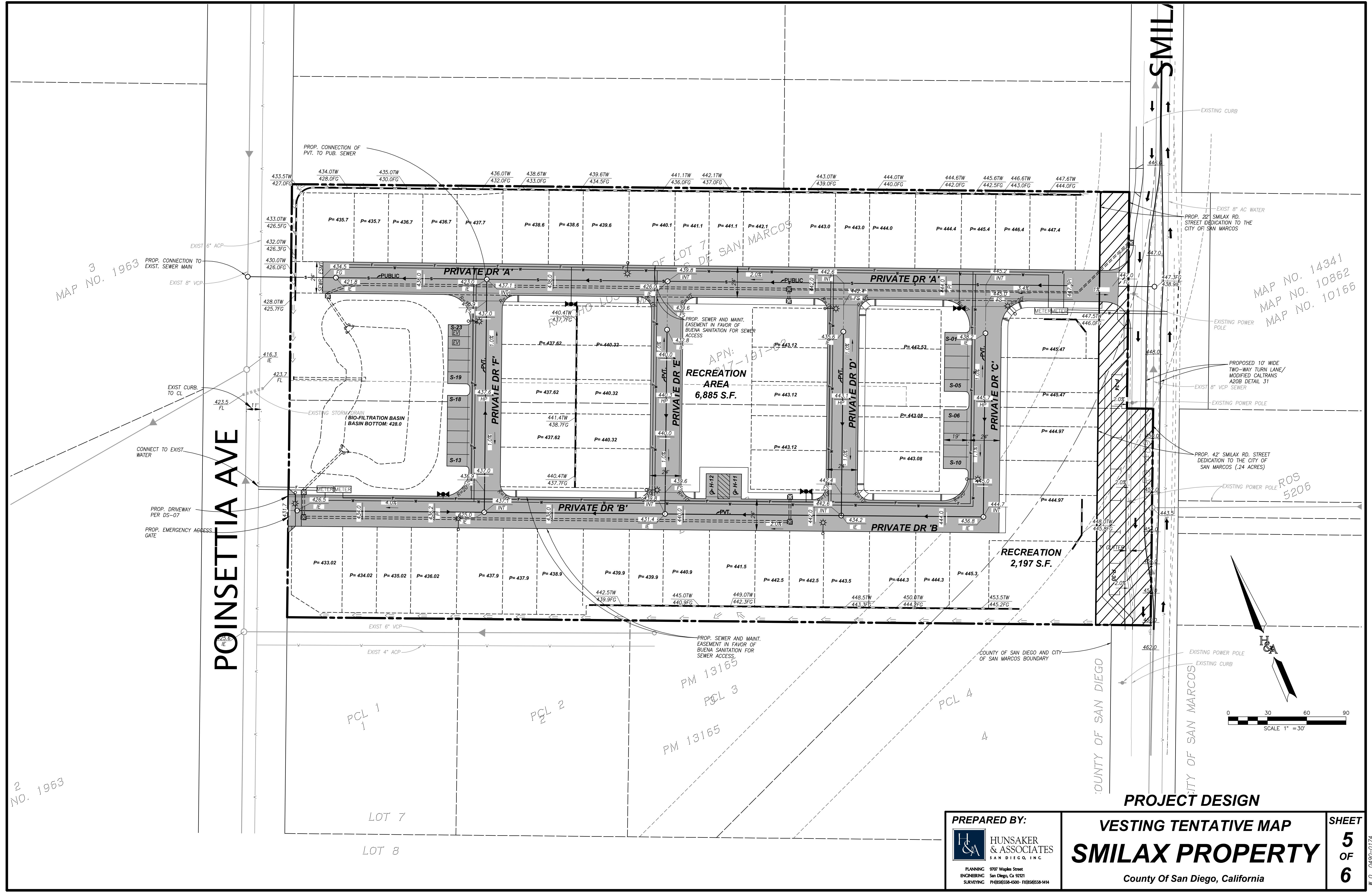
County Of San Diego, California

**SHEET
2
OF
6**



PROPOSED STREET SECTIONS & DETAILS

PREPARED BY:  HUNSAKER & ASSOCIATES SAN DIEGO, INC. <small>PLANNING 5707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH08580558-4500- FX08580558-1414</small>	VESTING TENTATIVE MAP	SHEET 3 OF 6 <small>W.C. 0430-0174</small>
	SMILAX PROPERTY	
	County Of San Diego, California	



PROJECT DESIGN

PREPARED BY:



PLANNING 5707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH0858558-4500- FX0858558-1414

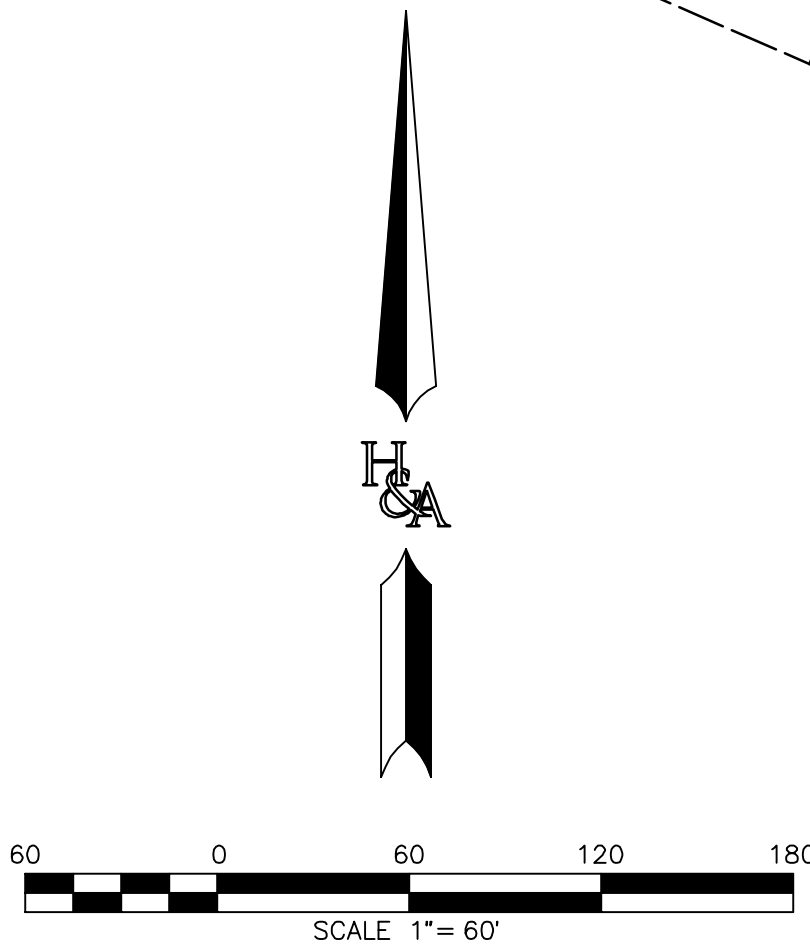
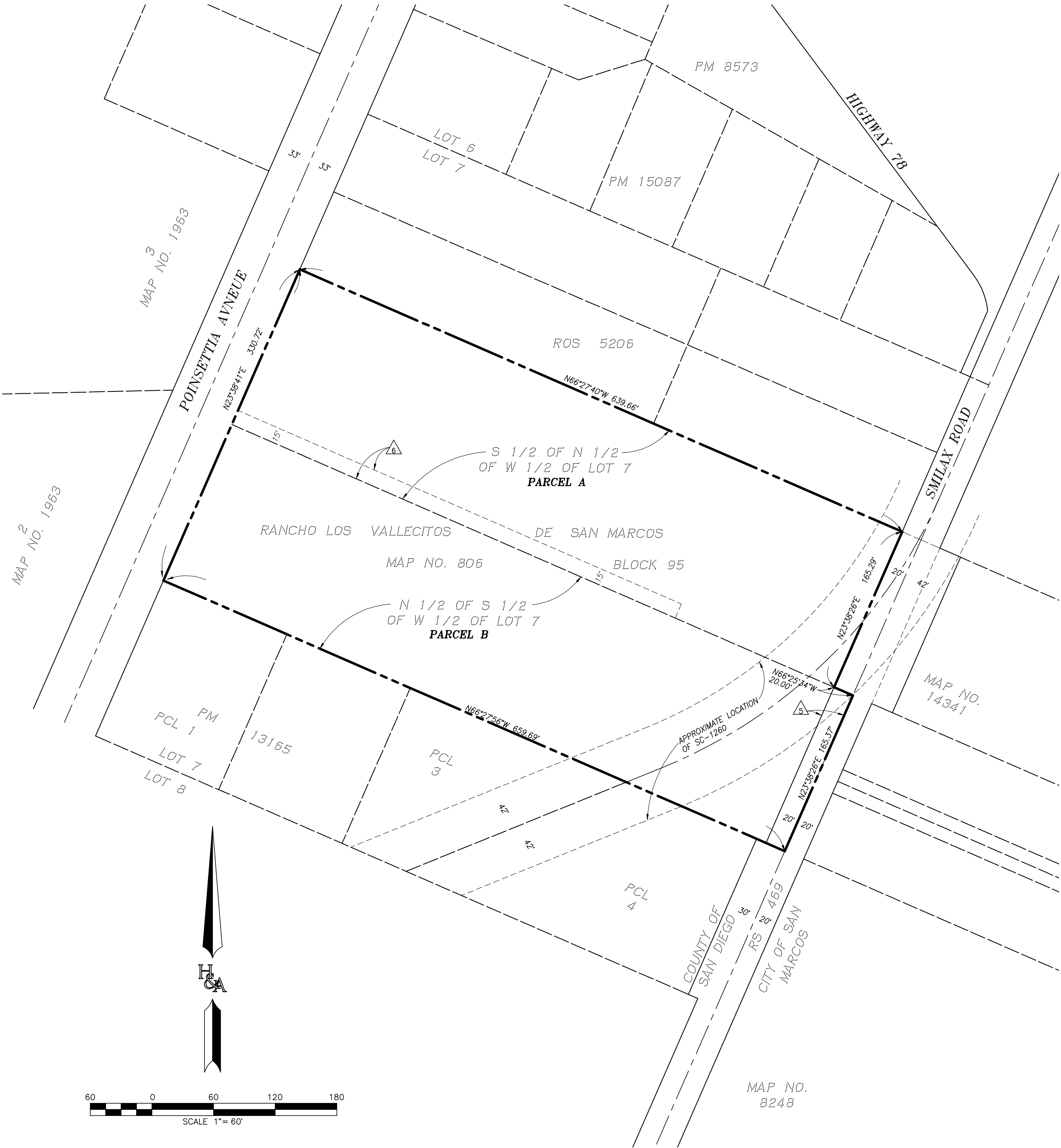
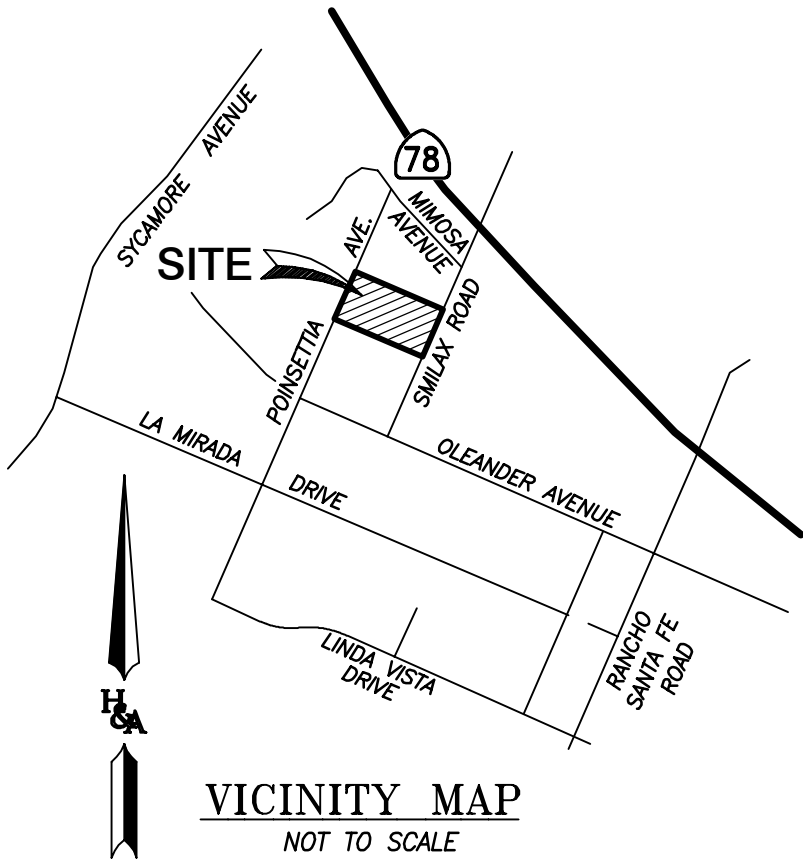
VESTING TENTATIVE MAP

SMILAX PROPERTY

County Of San Diego, California

SHEET

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OF
6



PRELIMINARY REPORT

THE LEGAL DESCRIPTION AND EXCEPTIONS BELOW ARE BASED ON THE PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-5923123 (29) DATED APRIL 17, 2019.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF UNINCORPORATED, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THE SOUTHERLY HALF OF THE NORTH HALF OF THE WEST HALF OF LOT 7, IN BLOCK 95, IN THE SUBDIVISION OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 21, 1895.

EXCEPTING A STRIP OF LAND 20 FEET IN WIDTH ALONG THE EAST BOUNDARY THEREOF.

APN: 217-191-02-00

PARCEL B:

THE NORTHERLY HALF OF THE SOUTHERLY HALF OF THE WESTERLY HALF OF LOT 7 IN BLOCK 95 OF RANCHO LOS VALLECITOS DE SAN MARCOS, ACCORDING TO MAP THEREOF NO. 806 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895.

APN: 217-191-03-00

EXCEPTIONS

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET DUE OR PAYABLE.
- 1A. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019.
FIRST INSTALLMENT: \$2,214.81, PAID
PENALTY: \$0.00
SECOND INSTALLMENT: \$2,214.81, PAID
PENALTY: \$0.00
TAX RATE AREA: 76040
A. P. NO.: 217-191-02-00
(AFFECTS PARCEL A)
- 1B. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019.
FIRST INSTALLMENT: \$2,081.52, PAID
PENALTY: \$0.00
SECOND INSTALLMENT: \$2,081.52, PAID
PENALTY: \$0.00
TAX RATE AREA: 76040
A. P. NO.: 217-191-03-00
(AFFECTS PARCEL B)
2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
3. AN EASEMENT FOR PIPELINES OR OTHER WORKS OF THE DISTRICT THEN EXISTING AND INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 1925 AS BOOK 1109, PAGE 201 OF DEEDS.
IN FAVOR OF: VISTA IRRIGATION DISTRICT
AFFECTS: SAID LAND
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1926 AS BOOK 1487, PAGE 484 OF DEEDS.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL B
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
5. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 12, 1930 AS BOOK 1668, PAGE 274 OF DEEDS.
IN FAVOR OF: COUNTY OF SAN DIEGO
AFFECTS: PORTION OF PARCEL B
6. AN EASEMENT FOR ACCESS AND UTILITY AND INCIDENTAL PURPOSES, RECORDED AUGUST 9, 2004 AS INSTRUMENT NO. 2004-0751726 OF OFFICIAL RECORDS.
IN FAVOR OF: CRAIG C. WAHLBERG AND MARY K. WAHLBERG
AFFECTS: PORTION OF PARCEL A
7. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$506,250.00 RECORDED MAY 30, 2007 AS INSTRUMENT NO. 2007-0364531 OF OFFICIAL RECORDS.

DATED: MAY 23, 2007
TRUSTOR: CECILIO P. YAMOWO
TRUSTEE: FIDELITY NATIONAL TITLE COMPANY
BENEFICIARY: AMERICAN HOME MORTGAGE ACCEPTANCE, INC.
(AFFECTS PARCEL A)
8. AN OPTION IN FAVOR OF KB HOME COASTAL INC., A CALIFORNIA CORPORATION AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED OCTOBER 19, 2018 AS INSTRUMENT NO. 2018-0436547 OF OFFICIAL RECORDS.
(AFFECTS PARCEL B)
9. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$450,000.00 RECORDED NOVEMBER 07, 2018 AS INSTRUMENT NO. 2018-0465879 OF OFFICIAL RECORDS.

DATED: OCTOBER 31, 2018
TRUSTOR: SMILAX & WANG LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: KB HOME COASTAL INC., A CALIFORNIA CORPORATION
(AFFECTS PARCEL B)

BOUNDARY & ENCUMBRANCES

PREPARED BY:



HUNSAKER
& ASSOCIATES
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(658)558-4500 FX(658)558-1414

VESTING TENTATIVE MAP

SMILAX PROPERTY

County Of San Diego, California

SHEET

6
OF
6

W.O. 0490-0174